

Housing Search Packet

Provided by Good Samaritan

Updated: August 2026



Dear Ottawa County Residents,

We understand that finding affordable housing in this area is very difficult. Searching for housing, facing eviction, living in a car, in a shelter, or on the streets makes life even more complicated. The Good Samaritan housing team created this Housing Search Packet to give you some tangible leads toward finding solutions to your housing crisis. We believe that you can!

Please understand that we do not have programs that fit everyone's needs, but we assess the needs of those who contact us and refer them to appropriate housing resources. Good Samaritan is not an emergency shelter, and emergency shelters are the only places in Ottawa County where you can find emergency housing services. As the Housing Assessment and Resource Agency (HARA) for Ottawa County, we connect people who are, by definition, homeless or at imminent risk of homelessness to the most appropriate housing resource in the community. We also complete assessments, provide case management services, and offer rental assistance programs.

Thank you for contacting us. We wish you well in your housing search.

Sincerely,

Good Samaritan's Housing Team

IN NEED OF IMMEDIATE COMMUNITY RESOURCES?

Call 2-1-1 to access an up-to-date list or visit the website at: www.call-211.org

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Ottawa County Housing Services

Housing Choice Voucher Program (HCV)-Formerly Known as Section 8

When the HCV waiting list is open, Good Samaritan completes the assessments to place qualified Ottawa County households onto the HCV waiting list. Due to budget constraints, currently all Michigan HCV waiting lists are closed. We do not know when the HCV waiting list will open.

Those who have a HCV are provided long-term financial rental assistance. HCV holders pay 30% of their income toward rent and the rest is subsidized as long as they continue to meet qualifications.

Although the HCV waiting list is closed in Michigan, households can apply for subsidized and reduced rent units listed on pages 15 through 17 of this Housing Search Packet by calling their offices to ask for the application process.

Short-term Housing Assistance and Resource Programs

These programs are only available for Ottawa County residents and are for those who are not currently receiving another rental subsidy. All rental units must pass an inspection and fit fair market rent guidelines.

Rapid Re-Housing:

A program where homeless individuals and families may receive security deposit, short term rental assistance, and case management services to help them towards the goal of housing stability.

Eviction Prevention:

A rental-assistance and case management services to help individuals and families who have received a court summons, and who are at-risk of homelessness due to eviction. Rental arrangements cannot exceed 3 months, and landlord must be willing to participate in program.

Emergency Shelters

**Shelters are the only emergency housing services in this area.
They MAY be full.**

Gateway Mission Shelters

Gateway Mission provides immediate shelter. Call to set an appointment.
Some requirements such as sobriety and medical restrictions may apply.
The shelter may provide other programs

Gateway Men's Shelter:

Contact Information:

for men, age 18 and older

Address: 643 S. Waverly Road, Holland,
MI 49423

Phone Number: 616-928-3413 or 616-
296-2200

Gateway Women & Children's Shelter:

Contact Information:

For women, and mothers with children

Address: 356 Fairbanks Ave., Holland,
MI 49423

Phone Number: 616-928-3469 or 616-
396-2200

Resilience: Advocates for Ending Violence:

Formerly Center for Women in Transition

Resilience manages a high-security
emergency shelter for victims of abuse
and domestic violence who are facing an
imminent threat.

Contact Information:

Address: 4411 Butternut Drive, Holland,
MI 49424

Phone Number: 616-392-2829

24-Hour Helpline Numbers:

616-392-1970 or 1-800-848-5991

Salvation Army Grand Haven Emergency Housing

This shelter is intended for low-income families that have children attending school in the tri-cities area (Grand Haven/Spring Lake/Ferrysburg). Shelter is for a maximum of 90 days.

Contact Information:

Address: 310 N. Despelder St., Grand Haven, MI 49417

Phone Number: (616)842-3380

Transitional Housing

Transitional Housing are structured supportive housing programs that are generally 6-18 months in length. Unlike shelters, residents are usually expected to PAY A FEE for their housing

The Gateway Program-Holland

One-year program, run by Gateway Mission, consisting of spiritual development, work requirements, and case management.

Contact Information:

Phone Number: (616)928-3464

Email: aorta@hopefoundhere.org

My House Ministry-Holland

Private, transitional housing for single women and single mothers with young children.

CHARGES A WEEKLY RESIDENCY FEE.

Contact Information:

Phone Number: (616)953-0772

Email: info@myhouseministry.org

Website: www.myhouseministry.org

Building Men for Life-Holland

Transitional housing for men who are overcoming addiction and looking for a safe and sober place to stay while they are in recovery.

Contact Information:

Phone Number: (616)393-2188

People Center-Grand Haven

By Referral Only-Program is for residents, employees, and students of the Tri-Cities area (Grand Haven/Spring Lake/Ferrysburg).

Must be working a minimum of 35 hours a week; the program is intended to help households become financially stable.

Contact Information:

Phone Number: (616)844-6710

Love In Action-Grand Haven

ALL postential residents must be HOMELESS or be at immediate risk of homelessness.

Residents must be able to sustain full-time employment and be ready to make life changes in pursuit of becoming self-sustaining.

Hope House:

Women/Children's Program

Will accept mothers with female children of any age, and male children up to age 8.

Harbor Hall:

Men's Program

Does not permit children to reside with their father while in residence.

Providence Place:

Includes disability accessible units

Has eight affordable units, call to check for availability.

Family Life Center-Allendale

Faith-based shared housing and independent living skills education. Must be a single pregnant adult without any other children. Housing is provided in a group setting.

Contact Information:

Phone Number: (616)895-8336

Email:

info@familylifecenterhome.org

Bridgets House

Transitional Housing for Mothers and their Children.

Requirements:

- Single mother with at least 1 children under 18.
- Access to reliable transportation
- Active employment/strong employment potential
- Willingness to transform current situation through structured programs and support.

Contact Information:

Phone Number: (616)202-1258

Email:

vicki@bridgetshouse.org

Rent and Utility Assistance

Rental Assistance

Department of Health and Human Services: (616)394-7200

Salvation Army: (616)392-4461 (Holland) or (616)842-3380 (Grand Haven)

Good Samaritan: (616)392-7159

Utility Assistance

Community Action Agency: (616)393-4433

Goodwill Moneyworks Program: (231)722-7871

Department of Health and Human Services: (616)394-7200

Salvation Army: (616)392-4461 (Holland) or (616)842-3380 (Grand Haven)

Other Assistance Resources

Department of Health and Human Services (DHHS)

Apply for DHHS general services, food stamps, childcare, and health insurance.

State Emergency Relief Fund (SER) is a specific program that may be used for assistance with deposit costs, etc.

Contact Information:

Phone Number: (616)394-7200

Website:

www.michigan.gov/mibridges

Community Mental Health (CMH)

Call for eligibility requirements for mental health services.

Housings services are available only to persons enrolled in other CMH services.

Contact Information:

Phone Number: (616)393-5681

Email:

cmhcustomerservices@miottawa.org

Bethany's Safe Families for Children

This is a volunteer ministry that connects overwhelmed families who are facing a crisis with volunteers who can care for their children for short periods of time.

This is not foster care, and parents remain involved with children.

Contact Information:

Phone Number: (800)238-4269

Looking for housing services outside of Ottawa County?

The team at Good Samaritan can connect you with the Housing Assessment and Resource Agency for your area, or you can find an updated list here:

<http://www.michigan.gov/mshda>

Housing Search Tips

What to Consider

What can you afford?

Generally, a landlord will expect a tenant's income to be 3x the monthly rent amount. For example to qualify for a unit that rents at \$1,200 a month, you would need to have \$3,600 in monthly income.

Here's how to calculate your affordable rent target:

Total Monthly Income x .33= Affordable Rent Target

My monthly income: \$_____ x 0.33= _____ (max. rent)

Where do you need to live?

Consider the places you frequently go. Will you need access to a bus stop? How far away is work, childcare, the grocery store, and school? You may have to make trade-offs but it's helpful to think about these things ahead of time.

Activate your personal network!

It doesn't hurt to tell everyone that you are looking for housing. You may be surprised by connections that other people have!

Staying safe while searching for housing online.

Use the internet with caution. It's a great way to find available housing, but some listings may be scams. Beware of listings that do not provide contact information.

Never give out personal information or exchange money before you've seen the inside of a unit and meet the landlord.

Never give financial information over the internet. Always be sure to meet potential landlords in person.

Questions to Ask Landlords

1. How much is the rent?
2. When and how often is rent due?
3. How much is the security deposit?
4. Do you have any move-in specials?
5. What is required to move into the unit?
6. Are utilities included in the rent?
 - a. If utilities are not included, how much do they run each month (winter and summer)?
7. Is there access to laundry facilities (washer/dryer)?
8. How is trash removal handled?
9. What lawn care activities are the tenant's responsibility (snow shoveling, mowing, etc.)?
10. What is the smoking policy?
11. What is the pet policy?
12. Is the unit on the first floor or second?
13. What other things would you want to ask?

Where to Look for Housing

Online

You may find private landlords on the internet that have more flexible requirements for approval. Some good places to look for housing online are listed to the right.

Websites:

- Zillow.com
- rent.com
- facebook Marketplace
- Apartments.com
- AffordableHousing.com
- MichiganHousingLocator.com

Property Management Companies

These companies are NOT apartment complexes; they manage houses and complexes that may have rentals available. Some may have strict requirements for approval. Some property management companies in Ottawa County are listed below.

Lakeshore Property Management:

419 E 8th St, Suite 30, Holland, MI 49423

Phone Number: (616)392-8883

Website:

lakeshorepropertymanagement.com

Key Stone Properties, Inc:

491 Chicago Dr., Holland, MI 49423

Phone Number: (616)396-3518

Website: keystonepropertiesinc.com

Winter Sun:

1500 Ottawa Beach Rd., #6, Holland, MI 49424

Phone Number: (616)886-0886

Website: wintersunproperties.com

Cornerstone, LLC:

9 E Main Street, Zeeland, MI 49464

Phone Number: (616)741-9600

Website: managementbycornerstone.com

Waveland Property Management:

42 E Lakewood Blvd., Holland, MI 49424

Phone Number: (616)796-1203

Website: wavelandpm.com

Windemuller Property Management:

168 James St., Suite C., Holland, MI 49424

Phone Number: (616)848-7160

Website:

windemullerproperties.managebuilding.com

Macatawa Property Management:

60 E. Lakewood Blvd., Suite 60,
Holland, MI 49424

Phone Number: (616)594-0022

Website: macatawapm.com

BVW Property Management:

332 E. Lakewood Blvd, Suite 400.,
Holland, MI 49424

Phone Number: (616)594-0797

Website: bvwpm.com

HoM Flats:

12181 Felch ST. Holland, MI 49424

Phone Number: (616)612-4466

Website: homflats.com/locations/felch-
street

24 East - HoM Flats:

717 E. 24th Street, Holland, MI 49423

Phone Number: (616)920-8842

Sunshine Properties:

292 Douglas Ave., Holland, MI 49424

Phone Number: (616)392-6915

Website:

sunshinepropertiesholland.com

Ridgeland Heights:

(1-2 Bedrooms)

985 E. 16th St., Holland, MI 49423

Phone Number: (616)392-1723

Life Cycle Property Management:

P.O. Box 6096, Grand Rapids, MI 49516

Phone Number: (616)422-5276

PFS Property Management:

P.O. Box 1084, Holland, MI 49422

Phone Number: (616)368-9206

Website: PFS-PM.com

PTJ Property Management:

1018 Abbey CT., Holland, MI 49423

Phone Number: (616)723-8800

Lighthouse Property Management, LLC:

202 44th ST. SW, Grand Rapids, MI 49548

Phone Number: (616)257-9577

Website: lighthousepm.com

Compass Property Management:

724 32nd ST. SE, Grand Rapids, Mi
49548

Phone Number: (616)452-7080

West Michigan Property Management:

729 Lincoln Ave., Holland, MI 49423

Phone Number: (616)260-0705

MI Real Estate Management:

5792 143 Ave., Holland, MI 49423

Phone Number: (616)98-7555

Website: mi-pm.com

Country Villa Apartments:

14320 State Rd., Nunica, MI 49448

Phone Number: (231)740-6796

Website: countryvillatwo@gmail.com

Pine Forest:

475 W Mae Rose Ave., Holland, MI 49424

Phone Number: (616)298-8840

Website: pineforestapt.com

Subsidized and Reduced Rent Apartments

These complexes offer rental units for low-income households, and the amount you pay for rent depends on income. Waitlists can be lengthy, so apply and get on them as soon as possible. Application fees may apply.

Bay Pointe Apts.:

(1-2 Bedrooms)

791 E. 16th St., Holland, MI 49423

Phone Number: (616)396-2400

Greenbriar Apts.:

(1-3 Bedrooms)

121 Waverly RD., Holland, MI 49423

Phone Number: (616)392-1784

HHI Management:

(1-3 Bedrooms)

400 136th Ave., Bldg. 200, Ste. #207,
Holland, MI 49424

Phone Number: (616)395-9311

The Landing at Spring Lake:

(1-2 Bedrooms)

734 Savidge St., Spring Lake, MI 49456

Phone Number: (231)974-2202

Pinewood Place:

(1-2 Bedrooms)

1500 S. Ferry, Grand Haven, MI 49417

Phone Number: (616)846-6461

Hope Apartments

100 W. 10th Street, Holland, MI 49423

Phone Number: (616)278-1116

Apply at: <https://www.dpgr.org/residential-properties>

Subsidized Apartments in Allegan County

DO NOT qualify for Ottawa County Rapid Rehousing

Harbor Village:

287 West 40th St., Holland, MI 49423

Phone Number: (616)396-7621

Meadowlanes Townhomes:

287 Meadowlane Dr., Holland, MI 49423

Phone Number: (616)396-2555

Reduced Rent in Ottawa County

These complexes offer units with affordable rent that does not change based on income. Wait lists can be lengthy. It is best to apply and get on them as soon as possible.

Falcon Woods:

12049 Falcon Ln., Holland, MI 49424

Phone Number: (616)738-8724

Setter's Pointe:

501 Setter's Run, Coopersville, MI 49404

Phone Number: (616)997-9020

The Meadows:

162 River St., Coopersville, MI 49404

Phone Number: (616)837-1784

Traditions of Holland:

13828 N Traditions, Holland, MI 49424

Phone Number: (616)786-4400

Lakewood Place Apartment Village:

275 East Lakewood Blvd., Holland, MI 49424

Email: LakewoodPlace@kmgprestige.com

Hancock Apartment:

531 Randall St., Coopersville, MI 49404

Phone Number: (616)837-9342

Subsidized-Senior Citizen Specific in Ottawa County

These complexes offer units for senior citizens (age 62 and over) and the rent depends on your income. Age requirements may vary by complex. These complexes DO NOT charge application fees.

Evergreen Village:

(Units for seniors 62 and over. Any age for barrier free units)

217 DeWitt Ln, Spring Lake, MI 49456

Phone Number: (616)842-3820

Riverbend Apts.:

7663 Riverbend Ave., Jenson, MI 49428

Phone Number: (616)457-1920

River Village:

531 Randall St., Coopersville, MI 49404

Phone Number: (616)837-0699

Wildwood Creek:

431 Diekema Ave., Holland, MI 49423

Phone Number: (616)396-8185

Haven Huis:

100 Madison Ct., Zeeland, MI 49464

Phone Number: (616)772-9562

McIntosh Manor:

777 Butternut Dr., Holland, MI 49424

Phone Number: (616)399-7224

Reduced Rent-Senior Citizen Specific

These complexes offer units for senior citizens (ages 55 and over) with affordable rent. Age requirements may vary by complex.

The Depot

301 Ottawa St., Coopersville, MI 49404

Phone Number: (616)997-9180

Village at Appledorn:

630 Hasting, Holland, MI 49423

Phone Number: (616)392-1700

Stonebridge:

11265 Washington Ave., Allendale, MI 49401

Phone Number: (616)895-4663

Midtown Village - Dwelling Place

372 S River Ave, Holland, MI 49423

Phone Number: (616)546-2600

dwellingplacegr.org/properties/midtown-village

Paper Applications at 372 S. River Ave, Holland, MI 49423

Traditions of Holland:

372 S River Ave., Holland, MI 49423

Phone Number: (616)786-4400

Waverly Meadows:

755 E 16th St., Holland, MI 49423

Phone Number: (616)392-8246

Baldwin House Lloyd's Bayou:

17046 Lloyd's Bayou Dr., Spring Lake, MI 49456

Phone Number: (616)295-3747

Cities and Zip Codes in Ottawa

- 49422- Holland
- 49423- Holland
- 49424- Holland
- 49426- Hudsonville
- 49427- Hudsonville
- 49428- Jenison
- 49429- Georgetown
- 49434- West Olive
- 49464- Zeeland
- 49401- Allendale
- 49403- Conklin
- 41404- Coopersville
- 40409- Ferrysburg
- 49417- Grand Haven
- 40430- Lamont
- 40435- Marne
- 49448- Nunica
- 49456- Spring Lake

Housing Search

Worksheet

Unit Address	Contact Info.	Rent/Utilities	Contact Date	Comments

Applications

Most housing providers require a non-refundable application fee, generally ranging from \$25-\$50. (Subsidized complexes do not charge an application fee.) If you have reasons, you may get denied (such as poor credit or criminal history), it may be important to ask landlord if there are any restrictions or requirements before applying. If you do apply and get denied, look to the next section for information on your rights and the appeal process.

Security Deposits

The Law states that a security deposit shall not exceed 1.5 times the monthly rent (MCL 554.602). <https://legislature.mi.gov/Publications/tenantlandlord.pdf>

Example: If a landlord charges \$1200 per month for a rental property, the maximum the landlord may collect as a security deposit is \$1,800. ($\$1,200 \times 1.5 = \$1,800$)

Housing providers generally require payment before move-in. Utility companies may also require security deposits before they provide gas/electricity/water.

Know Your Rights

At some point during your housing search, it's possible you may encounter discrimination or exploitation. Knowing your rights can be helpful to avoid discrimination, so keep the following information in mind as you look for housing.

Housing Discrimination

The below information has been adapted from the Fair Housing Center of West Michigan, fhcwm.org

The Fair Housing Act and other laws outlaw housing discrimination based on:

- Race
- Religion
- Family Status
- Disability
- Marital Status
- Sex
- Age
- National Origin

How do I know if I am being discriminated against? Some signs are:

- Filling out an application and not hearing back for a long time or at all.
- Only being shown properties in neighborhoods that are mainly composed of people of your race or familial status.
- Being told that the unit was just sold/rented, even though it still has “for sale” or “available” sign.
- You are told that the neighborhood “isn’t right for you,” is unsafe, or that you will be unwanted there.
- Being restricted to a certain floor or area of a complex.
- Being charged extra fees or higher rent than other people there.
- The terms, conditions, or availability of a unit change between a phone call with the landlord and an in-person visit.

If you feel that you are experiencing housing discrimination, contact Fair Housing of West Michigan at (616)451-2980.

Appeals

Most people that apply for housing get denied at some point. In fact, it is common to get denied multiple times along the way to finding housing. If your application for housing is denied, be sure to keep your denial paperwork and ask the landlord/property manager if they have an appeal process for applicants that get denied. Your denial paperwork may also describe the appeal process. An appeal gives you the opportunity to explain your situation to the property owners to see if they would make an exception.

Other Ottawa County Social Services

General

- For info on all community resources (food pantries, utilities, etc.)-Call 2-1-1
- Department of Health and Human Services (DHHS) (616)394-7200
- Community Kitchen: 101 E. 13th St., Holland.
 - Free Lunch @ 11:00-12:30 PM
 - Breakfast on Saturdays and Sundays @ 9:00-10:30 PM
- Refresh: Hygiene and Hope (616)594-0092
- Community Action House (616)392-2368
- Public Transportaion (MAX) (616)355-1010
- West Michigan Works (employment) (616)396-2154

Financial Assistance and Housing

- Gateway Holland Rescue Mission, (616)396-2200 (Women) (616)928-3413 (Men)
- Resilience Advocates for ending Violence (Formerly Center for Women in Transition) (616)392-2829
- 24 Hour Hot Lines 1-800-848-5991/(616)392-1970
- Salvation Army (616)392-4461
- Community Action Agency (616)393-4433

Legal and Civil Rights

- Fair Housing Center of West MI (616)451-2980 or (866)389-3247
- Michigan Department of Civil Rights (800)482-3604
- Holland Human Relations Department/Commission (616)355-1328
- Legal Aid of Western Michigan 1-888-783-8190 or (616)394-1380
- 58th District Court Ottawa County- (616)392-6991 (Holland) or (616)846-8280 (Grand Haven)
- Human/International Relations (Immigration rights) (616)355-1322

Specific Populations

- Ottawa County Veterans Affairs (616)393-8387
- Latin Americans United for Progress (616)888-7225, laup.org
- Lakeshore Ethnic Diversity Alliance (616)345-5332, info@ethicdiversity.org
- Disability Network (616)396-5326
- Arbor Circle (Youth Services ages 16-20) (616)451-3001

Health Care

- Holland Free Health Clinic (616)392-3610
- Holland Community Health Center (616)396-5266
- Ottawa Co Community Health Department (616)396-5266
- InterCare (855)869-6900
- Community Mental Health (616)393-5681
- Robert Brown Mental Health Crisis Center (616)298-8190

Pregnancy

- Lakeshore Pregnancy Center (616)396-5840
- Women Infant and Children (WIC) (616)399-0202
- Maternal Infant Health (616)393-5731; Contact Person: Devon

Addiction Recovery

- Reach for Recovery (Substance Abuse) (616)396-5284
- Chester Ray Rehab (616)396-6872
- 70x7 Recovery (616)796-0685

Good Samaritan Circles Program

Circles® is a program that works to build a community where everyone has enough money, meaning and friends to thrive.

We provide a safe, encouraging space for people to do the hard work of creating and setting goals that move them from just surviving to thriving while they are surrounded by a circle of support.

Phone Number: (616)392-7159